



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Application for a Reasonable Use Exception

Curtis ADU Reasonable Use Exception - PLN2011-00012

Project Description: The applicant is proposing a dwelling unit on a site entirely constrained by landslide hazard areas, the erosion hazard near sensitive water body overlay, and associated buffers. The applicant is proposing to access the dwelling unit via a driveway across a property to the west of the subject site; the property owner also owns the property to the west of the subject property. The proposed dwelling unit and driveway improvements will create approximately 2,000 square feet of impervious surface. The applicant has indicated that the dwelling unit will ultimately be an accessory dwelling unit associated with the property owner's main home. Finally, the applicant has also applied for a reasonable use exception on another lot to the north of this one, which is reflected on the site plan (PLN2011-00013).

The applicant (Scott Hoover - Representative) applied for the above project on May 04, 2011; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 19, 2011. On June 01, 2011, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: Scott Hoover - Representative
Public Comment Period: June 01, 2011 through June 22, 2011
Project Location: NO SITE ADDRESS, Sammamish, WA. 98074
Tax Parcel Number: 3575302379
Existing Environmental Documents: Targeted Drainage Report by CSP Engineering, received May 4, 2011; Geotechnical Report by South Fork Geosciences, received May 4, 2011; Site Plan by LCI, received May 4, 2011

Other Permits Included: Future construction / building permits
SEPA Review: The City has determined that the development proposal is exempt from SEPA review.
Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.